

085.A

0006

0023.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

714,600 / 714,600

USE VALUE:

714,600 / 714,600

ASSESSED:

714,600 / 714,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #: 23

Owner 1: BABIC MARY E

Owner 2:

Owner 3:

Street 1: 23 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MENASVETA TIM & SARAH -

Owner 2: -

Street 1: 23 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8317																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	711,100	3,500			714,600			318837
										GIS Ref
										GIS Ref
										Insp Date
										09/26/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	711,100	3500	.		714,600		Year end	12/23/2021
2021	102	FV	690,500	3500	.		694,000		Year End Roll	12/10/2020
2020	102	FV	680,200	3500	.		683,700	683,700	Year End Roll	12/18/2019
2019	102	FV	603,800	3500	.		607,300	607,300	Year End Roll	1/3/2019
2018	102	FV	534,300	3500	.		537,800	537,800	Year End Roll	12/20/2017

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
MENASVETA TIM &		68014-347		9/14/2016			590,000	No	No		Master Deed 67971:527

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2021	USPS								MM	Mary M		
9/26/2018	Measured								DGM	D Mann		
4/26/2018	NEW CONDO								DGM	D Mann		

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023



Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1910	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict: G18	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 2	HB							
Const Mod:				% Own: 60.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	7	3								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:	%			Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:											
Sec Floors:	%			CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj.: 1.24490082				Totals	1	7	3								
Bsmnt Gar:				Const Adj.: 1.04989493															
Electric: 3 - Typical				Adj \$ / SQ: 398.640															
Insulation: 3 - Typical				Other Features: 90620															
Int vs Ext:				Grade Factor: 1.00															
Heat Fuel: 2 - Gas				NBHD Inf: 1.10000002															
Heat Type: 15 - H.V.A.C				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC: 100			Adj Total: 873641															
Solar HW: NO	Central Vac: NO			Depreciation: 162497															
% Com Wal	% Sprinkled			Depreciated Total: 711143															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 085.A-0006-0023.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X22	A	AV	1930	26.36	T	40	102			3,500		3,500		
More: N				Total Yard Items:	3,500	Total Special Features:								Total:	3,500				

IMAGE **AssessPro Patriot Properties, Inc**